151.0	0004	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,700 /	729,700
					USE VALUE:	729,700 /	729,700
					ASSESSED:	729,700 /	729,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEAKTOR RACHAEL A
Owner 2:	
Owner 3:	
Street 1:	33 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STERN ANISSA B -
Owner 2:	-
Street 1:	33 FOUNTAIN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1240 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	285,700		444,000	729,700
Total Card	0.103	285,700		444,000	729,700
Total Parcel	0.103	285,700		444,000	729,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 588.71 | /Parcel: 588.7

Legal Description

User Acct 100517

GIS Ref

GIS Ref

Insp Date 04/18/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0018.0

!11890!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,800	0	4,500.	444,000	729,800	729,800	Year End Roll	12/18/2019
2019	101	FV	235,800	0	4,500.	416,300	652,100	652,100	Year End Roll	1/3/2019
2018	101	FV	195,700	0	4,500.	344,100	539,800	539,800	Year End Roll	12/20/2017
2017	101	FV	195,700	0	4,500.	316,400	512,100	512,100	Year End Roll	1/3/2017
2016	101	FV	195,700	0	4,500.	288,600	484,300	484,300	Year End	1/4/2016
2015	101	FV	185,100	0	4,500.	283,100	468,200	468,200	Year End Roll	12/11/2014
2014	101	FV	185,100	0	4,500.	263,100	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	185,100	0	4,500.	250,300	435,400	435,400		12/13/2012

PRINT

Date	Time
12/11/20	02:01:15

LAST REV

Date	Time
09/11/18	13:16:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11890

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERN ANISSA B,	62303-46		7/24/2013		474,000	No	No		Name change Rachael D O`Donnell--> Rachael A
SCHWARTZ ADAM	28363-458		3/27/1998		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	100517
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	Mail Update	MM	Mary M
4/18/2014	Meas/Inspect	HS	Hanne S
10/31/2008	Meas/Inspect	345	PATRIOT
11/9/2000	Hearing Chag	153	PATRIOT
12/27/1999	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	173.040
Other Features:	93800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351002
Depreciation:	65286
Depreciated Total:	285716

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

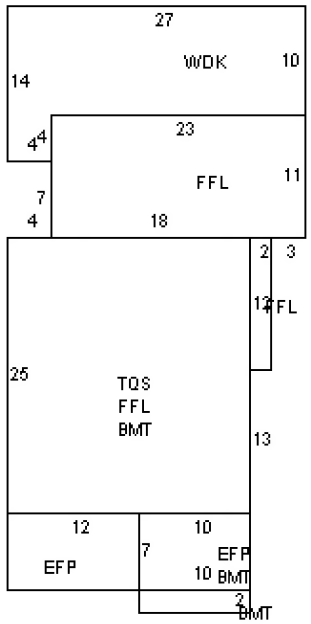
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.04
Special Features:	0	Val/Su Net:	123.15
Final Total:	285700	Val/Su SzAd	230.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	827	173.040	143,104
BMT	Basement	640	51.910	33,224
TQS	3/4 Story	413	173.040	71,379
WDK	Deck	286	9.360	2,678
EFP	Enclos Porch	154	44.270	6,818

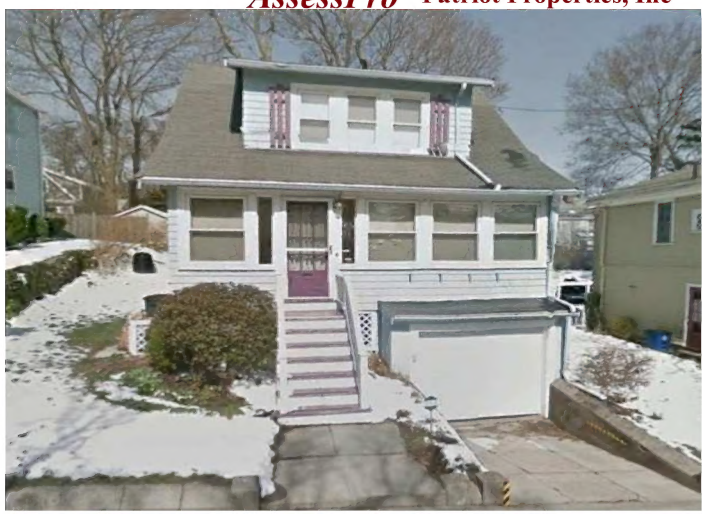
Net Sketched Area:	2,320			Total:	257,203
Size Ad	1239.5	Gross Are	2457	FinArea	1240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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